

# EVANS BROS.

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**Blaenpant, Bryn Iwan, Cynwyl Elfed, Carmarthen, Carmarthenshire, SA33 6SZ**

**Asking Price £700,000**

A 53 Acre Livestock Farm with a comfortable 3 bedroom, 2 bathroomed farmhouse, Porta cabin previously occupied by the vendors and a useful range of outbuildings being a former dairy farm.

Useful land in one block surrounding the homestead providing mainly level productive lands in a popular locality, 6 miles south of Newcastle Emlyn and 10 miles north of Carmarthen.

## LOCATION

Attractively located in the edge of the community of Bryn Iwan being some 4 miles from the nearest village of Cynwyl Elfed having shops, some 6 miles south of popular Teifi valley and market town of Newcastle Emlyn having a good range of everyday facilities including doctors surgery, chemists, schools etc., some 10 miles north of the county town and administrative centre of Carmarthen and 11 miles from Cardigan.

The property is located in a noted agricultural locality.

## DESCRIPTION



A useful 53 acre holding previously a dairy farm with a comfortable 3 bedroom, 2 bathroomed farmhouse with the benefit of oil fired central heating and uPVC double glazing. The accommodation provides more particularly the following -

**FRONT uPVC ENTRANCE DOOR to HALLWAY**

## LIVING ROOM

12'5" x 11'9" (3.78m x 3.58m)



Quarry tile floor, modern tile fireplace, radiator

## SITTING ROOM (currently play room)

11'10" x 8'7" (3.61m x 2.62m)



Modern fireplace, radiator

## KITCHEN

18'5" x 13'3" overall (5.61m x 4.04m overall)



With oil fired Stanley range having back boiler for domestic hot water and central heating supplies, also providing cooking facilities. Extensive kitchen units at base and wall level. Door to Garage.

## DINING AREA



## UTILITY ROOM

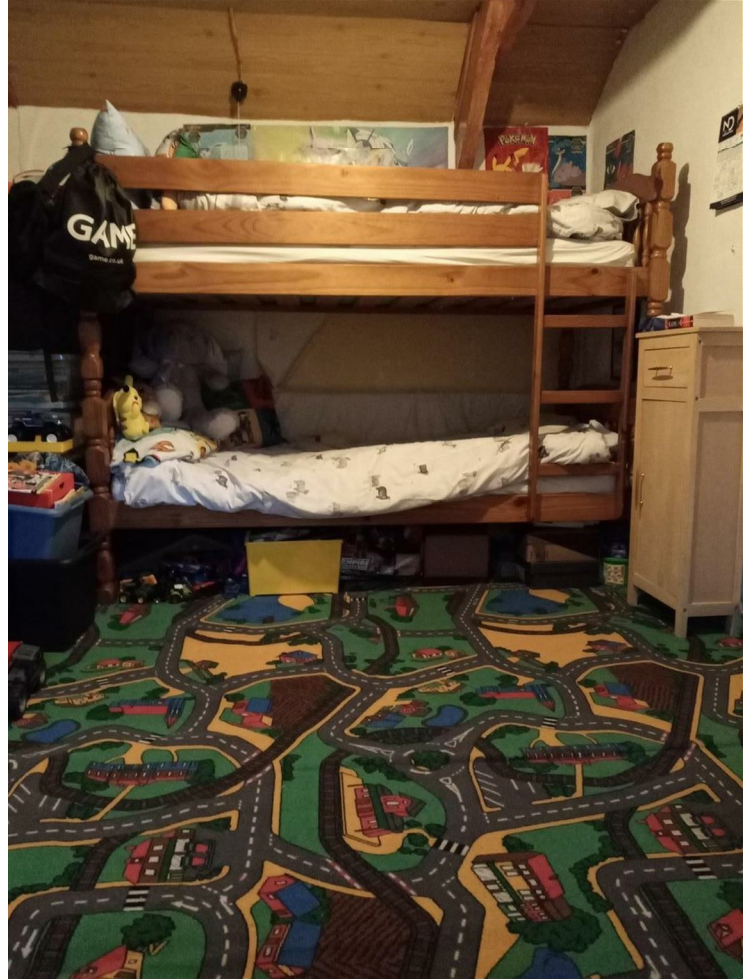
12'9" x 9'8" (3.89m x 2.95m)

Rear entrance door

## FIRST FLOOR - LANDING

## REAR BEDROOM

12'9" x 9'8" (3.89m x 2.95m)



Radiator

## BATHROOM

9'9" x 6'6" (2.97m x 1.98m)



With re-furbished suite having bath, wash hand basin, toilet, velux roof window, radiator

## REAR BEDROOM 2

13' x 13' (3.96m x 3.96m)

Velux roof window, radiator, side window

## FRONT LANDING

## BEDROOM 1

12'7" x 8'10" (3.84m x 2.69m)



Access to airing cupboard

## EN-SUITE SHOWER ROOM

Having shower, toilet and wash hand basin

## BEDROOM 4

12'4" x 9'1" (3.76m x 2.77m)

Radiator

## EXTERNALLY



The property is approached via a private lane leading to a traditional farmyard. There are gardens to the rear of the farmhouse

## DAIRY



The yard is flanked by the former dairy housing a herringbone 16/16 parlour.

## BARN

40' x 24' (12.19m x 7.32m)

To the rear is a barn with cubicles for 20.

## DUTCH HAY BARN AND LEANTO

55' x 45' overall (16.76m x 13.72m overall)

## PORTAL FRAME BARN

52' x 40' (15.85m x 12.19m)



WITH LEANTO CUBICLES 46' X 17'6

## PORTAL FRAMED BARN



Set in the front paddock is a further portal framed barn

## SLURRY PIT

Earth banked slurry pit

## PORTA CABIN



On the approach to the property is a Porta Cabin style type structure 40' x 25' previously occupied with kitchen, living room, bathroom and 2 bedrooms, connected to services including septic tank with council tax paid from 2006-2016.

## THE LAND



Surrounds the farm stead with extensive roadside frontages divided in to good sized enclosures for modern agricultural purposes and contained within a ring fence.

The land borders the hamlet of Bryniwan and we are informed that historically there was planning consent on that area for the construction of a dwelling, however this has now lapsed. There are no records of that on the Carmarthenshire planning website.

## SERVICES



We are informed the property is connected to mains electricity, private water supply, private drainage, oil fired central heating.

## AGRICULTURAL SUPPORT PAYMENTS

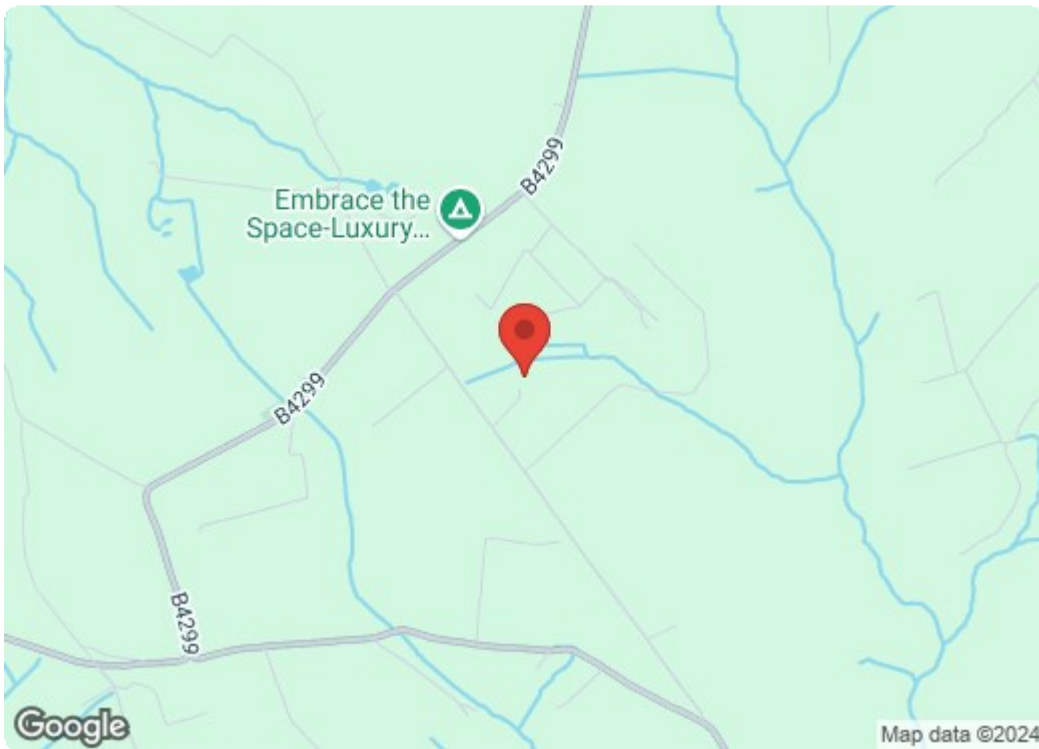
We understand that the farm is registered for BPS purposes.

## VIEWING

Please contact either of the Joint sole selling agents, Evans Bros Lampeter 01570422395 or Nock Deighton Carmarthen 01267493200

## PLEASE NOTE:

There is Japanese Knotweed growing at the property.



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

**England & Wales** EU Directive 2002/91/EC



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